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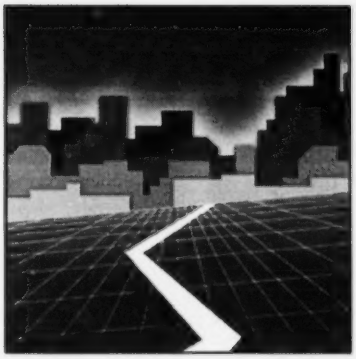
Analytical Paper

Trends and Conditions in Census Metropolitan Areas

Canada's Global Cities: Socio-economic Conditions in Montréal, Toronto and Vancouver



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Trends and Conditions in Census Metropolitan Areas

This series of reports provides key background information on the trends and conditions in Canadian Census Metropolitan Areas (CMAs) across a number of dimensions. Subjects covered include demographics, housing, immigration, Aboriginal persons, low income, economic conditions, health, location of work and commuting mode, and culture. The objective of the series is to provide statistical measures that will be available for use in city planning and in policy assessments of what works to create a healthy city.

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Statistics Canada
Business and Labour Market Analysis Division

Trends and Conditions in Census Metropolitan Areas

Canada's Global Cities: Socio-economic Conditions in Montréal, Toronto and Vancouver

Andrew Heisz

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Note of appreciation

Canada owes the success of its statistical system to a long-standing partnership between Statistics Canada, the citizens of Canada, its businesses, governments and other institutions. Accurate and timely statistical information could not be produced without their continued cooperation and goodwill.

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Abstract

This report paints a statistical portrait of socio-economic conditions in the Census Metropolitan Areas (CMAs) of Toronto, Montréal and Vancouver. It highlights trends in population growth, suburban growth, commuting, employment, unemployment, immigration, income and low-income and socio-economic conditions among immigrants, Aboriginal People, and others. It uses data from the 1981 to 2001 Censuses of Canada, the 2005 Labour Force Historical Review, and Income in Canada, 2004.

Introduction

Canada's population is increasingly concentrated into the three largest Census Metropolitan Areas: Toronto, Montréal, and Vancouver.[1] These CMAs are the largest population centres in Canada; they have the largest international profiles and receive the lion's share of immigrants from other countries.

In recent years, more attention has been given to the health of Canada's cities, and calls have been made for policy prescriptions to deal more directly with urban issues. It is also recognized that not all urban settings are equal, which is equally true of Canada's three largest cities. As a result, there is a tremendous demand for more demographic, economic and socio-economic information at the local level. Moreover, economic, social, cultural and environmental issues are inter-related, and more linking of analysis across subject matter fields is required to capture these relationships in cities and communities.

This report paints a statistical portrait of socio-economic conditions in the CMAs of Toronto, Montréal and Vancouver. It draws heavily from Statistics Canada's Trends and Conditions in Census Metropolitan Areas series. Published in 2004 and 2005, this series provides substantial information and analysis at the CMA level on low income, health, immigration, culture, housing, labour markets, industrial structure, mobility, commuting, and Aboriginal People. This report goes beyond statistically summarizing the series; it will attempt to draw more horizontal links between the subject matter areas to create a more complete portrait of these CMAs. This report also uses results from recent research, and updates some results with recent data, especially in the income and labour markets areas.

The report is in three sections, with one CMA profiled in each section. Each discussion is centred on a single table containing a set of core statistics on demographics, labour markets, and family income. This is supplemented by research findings from the series and elsewhere. These brief summaries of socio-economic trends are not intended to be a complete description of every factor that is likely to be important to a city, and many important factors are absent. Rather, they are intended to highlight the wide array of statistics available in the series, and provide a starting point for discussion and future research to support the development of even more comprehensive statistical portraits of Canada's major cities, including their systems of infrastructure, their financial situations and their natural environments. Readers should refer to the main reports for full discussions of industrial structure, culture industries, housing and health conditions, which will not be fully discussed here.

1. A census metropolitan area (CMA) is the area formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count required for an urban core to form a CMA is at least 100,000. To be included in the CMA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by urban flows derived from census data on place of work.

Chapter 1

Toronto

1.1 Population growth

At 5,304,090 in 2005, Toronto is Canada's most populous census metropolitan area (Table 1). It comprises 24 municipalities, the largest of which are Toronto and Mississauga. Besides being the largest, it posted the fastest growth rate of the three most populous CMAs in recent years (Toronto, Montréal and Vancouver), at 2.2% per year from 2000 to 2005. This growth has taken the form of sprawl in Toronto: the population in the downtown core held relatively steady, meaning it lost its share of the population as the suburban populations expanded. From 1996 to 2001, 5 of the 15 fastest-growing municipalities with a population of over 10,000 were suburban municipalities of Toronto: Vaughan, Richmond Hill, Caledon, Brampton and Markham. In 2001, 588,600 more people lived in suburban areas farther than 20 km from Toronto's city centre than in 1991.

Toronto's population growth appears to have influenced growth beyond its CMA boundaries. For example, the Oshawa CMA has also grown faster than 2% per year since 1986. Its proximity to the expanding Toronto CMA has lead many to move from Toronto to Oshawa and commute back to Toronto for work. In 2001, nearly 10% of the population of Oshawa had lived in Toronto five years earlier. Furthermore, of the 57,000 Oshawa residents who work in Toronto, nearly 11,000 had lived in Toronto 5 years earlier.

Immigration is the main force driving population growth in the largest CMAs; in 2001 virtually all (94%) of recent immigrants—defined as having immigrated between 1991 and 2001— had settled in one of Canada's 27 CMAs.[2] Immigration is increasingly both an urban phenomenon and a large-city phenomenon: Toronto, Montréal and Vancouver were home to 73% of the new arrivals, compared with 58% in 1981. Fully 43.3% of new arrivals settled in Toronto. By 2017, 49% of Toronto's population is projected to be immigrants, up from 44% in 2001. Furthermore, the share of Torontonians who are visible minorities is projected to rise from 36% in 2001 to 50.6% in 2017.

1.2 Working in the suburbs

While CMAs are growing in both population and geographic size, the landscape of where people work is also changing. Driven by the shifting industrial makeup of the city and a need to accommodate an ever-expanding population, more and more of the workforce is employed in suburban areas. This has implications for traffic, commuting patterns and the provision of public transit services.

Public transit systems appear to be most efficient at getting people to work when they work in the downtown core. In seven of the eight largest CMAs, more than one-third of public transit commuters were destined for the central business district: in Toronto, that was the case for 43.4% of public transit commuters.

2. Unless otherwise noted, this paper defines "recent immigrant" as one having immigrated in the 10 years preceding the census.

However, more and more jobs are found in the suburbs, and workers are unlikely to take public transit to work in these locations (Figure 1). For example, in Toronto, 208,300 more workers commuted to locations more than 20 km from the city centre in 2001 than in 1996. Nearly 90% of these workers commuted in cars. In just five years, the number of people commuting by car in the Toronto CMA had increased 14%, while the number commuting by car to locations more than 20 km from the city centre rose 26%. This change could create substantial demands on the CMA's infrastructure, and may also have implications for the air quality and the environment generally.

1.3 Labour markets

With 3 million workers in 2005, Toronto has the largest labour market in Canada. It is a fast-growing city, adding an average of 46,000 workers (1.8% of the workforce), each year since 1986. The unemployment rate in Toronto in 2005 averaged 7.0%, up significantly from 1989, when the Toronto unemployment rate was 3.9%. The employment rate, likewise, shows a weakening of the Toronto labour market through the 1990s: the employment rate for men fell from a 1989 peak of 78.5% to 70.5% in 2005. But while the men's rate dropped 8 percentage points, the women's employment rate lost only 2.6 points, from 61.5% in 1989 to 58.9% in 2005.

According to census data, the median earnings of full-year, full-time workers rose 4.7% to $40,000 between 1990 and 2000. However, in this broad labour market context there were winners and losers. Men's annual earnings stagnated between 1990 and 2000, while women's rose 7.6% (among full-year, full-time workers). The lowest 10% of workers saw their earnings fall 15%; but at the 90th percentile, the top 10%, gained 11.9%, indicating a widening gulf between high and low earners. Earnings also rose more for older workers than for younger workers. As discussed more below, the labour market has also been increasingly difficult for immigrants.

1.4 Immigration

Between 1987 and 2005, Canada received an average of 214,000 immigrants per year. Of these, an average 85,000 immigrants settled in Toronto each year, contributing 1.7 percentage points to the 2.1% overall growth. This made Toronto the largest immigrant-receiving CMA, both on an aggregate and a per capita basis. The rate of population increase because of immigration was highest in 2001 and 2002 at 2.5%, but has dropped back to 2% in 2004 and 2005. According to the 2001 Census, 44% of Toronto residents were immigrants, which gave Toronto a relatively large share of foreign-born residents, compared to many other major cities in Organisation for Economic Co-operation and Development countries. In comparison, 40% of Miami's population were foreign-born residents, 38% of Vancouver's, and 18% of Montréal's.

Central to the rise in immigration is a change in the source countries of immigrants. In Toronto in 1981, 34% of recent immigrants came from the United States or Europe, and another 25% came from Central or South America. By 2001, the sources of immigration had shifted strongly to Asia, and, in particular, South (23%) and East Asia (22%).

The importance of immigrants in the community is greater still considering the share of persons with ties to immigration—second-generation immigrants. Altogether, more than 70% of Toronto residents are either immigrants or the children of immigrants.

Some other facts about recent immigrants in Toronto:

- 64% mainly use a language other than English or French in the home, compared with 73% in Vancouver, and 53% in Montréal

- immigrants in Toronto are more likely to be admitted in the 'economic class' (as opposed to the 'family' or 'refugee' classes) than those in Montréal (60.5% in Toronto versus 51.7% in Montréal)
- compared with other Ontario CMAs, Toronto immigrants were more likely to be in the economic class
- about one in four children in Toronto aged 0 to 17 are immigrants or the Canadian-born child of recent immigrants
- up to two thirds of these children reside in households where neither English nor French is the language parents use most often
- older recent immigrants are more likely to attend school than Canadian-born residents of similar age
- recent immigrants are more likely to use public transit in their daily commute—1.8 times as likely as the Canadian-born residents in Toronto
- the university graduation rate of second-generation immigrants is quite high and their economic outcomes often surpass other Canadian-born residents.

1.5 Immigrants and the labour market

Toronto, with 27.6% of workers having a university degree, is Canada's second most educated CMA (behind Ottawa–Gatineau with 30.3%). The high educational attainment of recent immigrants is likely an important contributing factor. In 2001, 38% of Toronto's recent immigrants aged 25 to 54 had a university education, compared with 32% among Canadian-born Toronto residents. Despite this, immigrants have been facing challenges in both the labour market and family income.

Immigrants have been having an increasingly difficult time in the labour markets of large CMAs, and Toronto is no exception. At least three trends are of concern in the labour markets of CMAs. First, the employment rate for recent immigrants aged 25 to 54 in Toronto fell from 81.3% in 1981 to 71.5% in 1991 and 71.3% in 2001. In contrast, employment in the Canadian-born CMA population improved: rates rose from 81.8% in 1981 to 84.0% in 1991 and further to 85.6% in 2001. Given that recent immigrants make up a substantial proportion of Toronto's population, declining employment rates among recent immigrants have put some downward pressure on the overall CMA employment rate.

Skill utilization is a second trend. Immigrants are more likely than Canadian-born residents to hold a university degree, and thus are an important source of human capital to CMAs. Recent immigrants with a university degree, however, are much more likely than their Canadian-born counterparts to be working in occupations that typically require no formal education. In Toronto, for example, 25% of recent male immigrants aged 25 to 54 with a university degree were employed in jobs with low-skill levels, compared with only 10% of Canadian-born graduates.

A third labour market area where immigrants appear to be falling behind is in their earnings. Recent immigrants' annual earnings are low compared with Canadian-born residents, and they have also declined in relative terms across successive immigrant arrival cohorts. In 2000, a recent immigrant aged 25 to 54, employed full-year and full-time, earned an average $36,700 per year compared with $58,400 among the Canadian-born in the same age group, which amounts to $0.63 per dollar earned by a Canadian-born. Moreover, in 1980 a recent immigrant earned $0.75 per dollar earned by a Canadian-born ($36,300/$48,300), indicating that earnings of new immigrants to Canada are becoming relatively worse for more recent cohorts. These conclusions hold, even after controlling for various other characteristics like age at immigration and education level.

1.6 Aboriginal People

According to the 2001 Census, 976,305 people identified themselves as members of at least one Aboriginal group—North American Indian, Métis or Inuit. Twenty-eight percent of Aboriginal People lived in a CMA. Projections of the Aboriginal population, living both in CMAs and elsewhere, show that the Aboriginal population is expected to grow by 1.8% per year—more than double the rate of the overall population. There were 20,300 Aboriginal People in Toronto in 2001, about as many as in Saskatoon and 5,000 more than in Regina. However, Toronto's Aboriginals made up just 0.4% of the total CMA population.

Gaps exist between Aboriginals and non-Aboriginals according to several indicators of economic and social well-being. These gaps tend to be especially acute in CMAs in Western Canada—where Aboriginal People make up the largest shares of the CMA population—but smaller in Toronto. For example, the employment rate among Aboriginal People aged 25 to 54 in 2001 was 74.1%, compared with 81.2% among all others. This 6-point difference compares with gaps of around 30 points in Winnipeg, Regina and Saskatoon. Similarly, the employment income gap is about $4,000 at the median in Toronto, compared with $7,000 to $10,000 in Winnipeg, Regina and Saskatoon. These employment gaps virtually disappear for Aboriginal People with a university degree. However, while a postsecondary education levels the playing field between Aboriginal and non-Aboriginal workers, Aboriginal People lag behind in post-secondary completion rates.

Aboriginal People have low-income rates nearly twice that of others in Toronto. Also, 37% of Aboriginal children in Toronto live in lone-parent families (compared with only 16% of other children), exposing them to a strong risk of being in low income. The Aboriginal population also tends to be highly mobile, which places special pressures on service delivery agencies that face high turnover in their client base, and may lead to a less stable school environment for Aboriginal children.

1.7 Income and low income

All Canadians understand the importance of community life in urban centres. Central to this is addressing poverty and social inclusion for all Canadians, including new immigrants and Aboriginal People. There are many ways to define and address these two ideas, but a common starting point is to examine family income. Has median family income fallen, indicating a drop in the economic standard of living for most? Is there evidence that family income has become more polarized? And are some groups particularly at risk of experiencing low income?

After weakening through the first half of the 1990s, median after-tax income of economic families with two or more members rose quickly after 1995. By 2004, median family income in Toronto was $62,800. Family income was much higher in Toronto than in Montréal or Vancouver. In 2004, in Toronto it was 15% higher than Vancouver, and 27% higher than Montréal.

Over the long run, rising family income in Toronto can be best described as a 'hollowing out' of the middle. Comparing the second half of the 1980s decade with the first half of the 2000s, the share of families earning between $40,000 and $80,000 fell from 48% to 42%, while the share earning more than $80,000 rose from 29% to 34%. The share of families earning less than $20,000 rose slightly from 4% to 5%; the share earning between $20,000 and $40,000 was steady near 19%. These trends reflect a widening inequality in income between higher- and lower-income families.

The steady share of families earning less than $20,000 hides a low-income rate that appears stubbornly high when one compares it with other economic boom years. In 2004, the after-tax low-income rate in Toronto was 12.4%, which was slightly up from the 2000 to 2004 average of 11.9%, and significantly higher than the 10.1% average low-income rate seen between 1985 and 1989. Similarly, the low-income rate among children was an average of 14.4% from 2000 to 2004 compared with 11.8% from 1985 to 1989.

An important factor underlying this higher rate of low income is the poor economic outcomes of recent immigrants. According to the 2001 Census, the before-tax low-income rate of recent immigrants was 28.1% in Toronto, compared with 12.4% among others. A compositional shift towards more recent immigrants in the population has certainly pushed up the aggregate low-income rate. Unfortunately, results on an after-tax basis are not available from the census data, and results from the 2001 Census will not fully reflect economic gains that may have been made in the 2000s.

Recent immigrants were not the only group at higher risk of low income in Toronto. Results from the 2001 Census also reveal that Aboriginal People had a before-tax low-income rate of 26.9% and lone-parent families had a before-tax low-income rate of 40.7% in 2000.

Trends in income and income inequality at the CMA level have, as an analogue, trends observed among the geographic units that make up cities: the neighbourhood. In fact, the rising income gap between high- and low-income families was mirrored by a rising gap between high and low-income neighbourhoods. In Toronto, median family before-tax income in the poorest 10% of neighbourhoods rose 0.2% from 1980. In the richest 10%, it was up 23.3% (Figure 2). This increasing difference was observed in all larger CMAs. This steady rise in the income of high-income neighbourhoods suggests a widening gap between the rich and poor that is not only seen in income polarization but also in terms of spatial polarization.

Chapter 2

Montréal

2.1 Population growth

With a population of 3,635,733 in 2005, Montréal is Canada's second largest census metropolitan area (Table 2). It comprises more than 60 municipalities, the largest of which are Montréal, Longueuil and Laval. Compared with the other two large CMAs, Montréal has grown slowly in recent decades, at an average annual rate of 0.8% since 1986.

The economic, demographic, historic and societal factors underlying differences in CMA growth are too numerous to address here. However, some insights are gained from examining the sources of population growth: natural increase, immigration and net internal migration. The latter two factors are found to be important in understanding Montréal's slower growth rates.

At 0.7% of the CMA's population per year between 1986 and 2005, Montréal received less net immigration per capita than Toronto or Vancouver (Figure 3). In fact, this low rate places Montréal on a similar footing with Ottawa–Gatineau, Calgary, Kitchener and London, three CMAs not considered to be "gateway" cities for immigration. However, growth due to immigration was up slightly in Montréal in 2004 and 2005, reaching levels near 1% per year and approaching rates not seen since the early 1990s, but still well below Toronto and Vancouver. Montréal also typically loses about 0.4% per year of its population to migration (both inter- and intra-provincial), a rate similar to that of Toronto but higher than that of Vancouver, which sees a small net gain each year due to internal migration.

Compared with Toronto and Vancouver, Montréal also has a slightly less educated labour force, with 22.2% of workers having a university degree. This places it sixth among CMAs, and below the all-CMA average of 23.1%.

2.2 Labour markets

With two million workers in 2005, Montréal remains the second largest labour market in Canada, behind Toronto. However, it is relatively slow-growing, adding just 18,000 workers per year from 1986 to 2005, for an annual growth rate of 1%. Montréal's labour force growth rate lagged behind the growth rates of Toronto (1.8%) and Vancouver (2.3%), over the same period.

At 8.7%, Montréal has the 4th highest unemployment rate among all 27 CMAs in 2005 (only St. John's, Saguenay, and Trois-Rivières were higher). Its employment rate is also relatively low, although, unlike the other large CMAs, it did improve slightly since the previous cyclical peak in 1989. This was because of a rise in employment among women.

Median annual earnings for full-year, full-time workers in 2000 were lowest in Montréal, compared with Toronto and Vancouver. At $35,000, full-year, full-time earnings were $5,000 below Toronto and $4,400 below Vancouver. Real median earnings fell slightly in Montréal from 1980 to 2000, dropping by $900. Increases in earnings among women were offset by decreases in earnings among men, keeping the median relatively unchanged.

This stability in earnings masks an important polarization in earnings in Montréal. Measured at the 10th percentile, earnings fell 22% from $17,300 to $13,600 from 1980 to 2000; at the 90th percentile, earnings rose 6.8% to $70,000 over the same period. While earnings were stable for workers aged 45 to 54, earnings among workers 25 to 34 fell 12.9%, reflecting an important divergence in earnings by age.

Finally, as discussed further below, there were strong declines in the labour market outcomes of immigrants.

2.3 Immigration

Two central facts about immigration are evident in Montréal: the differences in the source countries of immigrants to Montréal compared with the rest of Canada, and the changes in these source countries over the past two decades.

According to the 2001 Census, Montréal immigrants came from a much more diverse set of countries than immigrants to Toronto or Vancouver. In Toronto, 41.3% of recent immigrants came from one of five countries, and in Vancouver, 62.3% of all immigrants came from one of five countries. In Montréal, the top five recent-immigrant source countries accounted for just 29.5% of immigrants from 1991 to 2001. The top source country, with 6.6% of recent immigrants to Montréal, was Haiti.

Compared with Toronto or Vancouver, Montréal was much more likely to receive immigrants from African countries from 1991 to 2001 (18.2% of recent immigrants) and Caribbean, Central and South American countries (19.1% or recent immigrants), but less likely to receive immigrants from East and Southeast Asia. Montréal has particularly strong ties to immigrants from French-speaking countries.

Like Toronto and Vancouver, the source countries of immigrants to Montréal have changed markedly since 1981. Immigration to Canada from North America and Europe has declined, and immigration from Africa and Eastern Europe has grown. In part, it is this shifting away of source countries from North America and Europe towards Africa and the Caribbean (particularly in Montréal) and East and Southeast Asia (particularly in Toronto and Vancouver) that has caused a rising number of immigrants to reside in Canada's three largest CMAs. Immigrants from Africa, the Caribbean, East Asia and South Asia have a high and increasing propensity to settle in Montréal, Toronto or Vancouver, and immigrants from these regions have accounted for a growing share of all new arrivals in Canada. Conversely, immigrants from North America and Northern and Western Europe have a far lower propensity to settle in Montréal, Toronto or Vancouver, and account for a declining share of all new arrivals.

When asked about why they chose to live in a particular city, the largest share of newly landed immigrants in Montréal (31%) cited the presence of a spouse, partner or family member in the area; an additional 18% cited the presence of friends. Familial and social networks are clearly primary considerations in the decision of where to live. The unique attributes of certain CMAs also play a role in attracting immigrants. For Montréal, 19% of economic class immigrants said that language was an important consideration.

Some other facts about recent immigrants in Montréal:

- 53% mainly use a language other than English or French in the home, compared with 64% in Toronto
- 35% have a university degree, compared with 22% of the Canadian-born residents (aged 25 to 54)
- in Montréal about 1 in 10 children aged 0 to 17 is an immigrant or the Canadian-born child of recent immigrants, compared with 1 in 4 in Toronto and Vancouver
- about one-half of these immigrant children reside in households where neither English nor French is the language used most often by the parents

- older recent immigrants are more likely to attend school than Canadian-born residents of similar age
- recent immigrants are more likely to use public transit in their daily commute—twice as likely as Canadian-born Montréal residents
- Montréal residents are relatively unlikely to live in owned accommodation, and this is particularly true of recent immigrants: in Montréal, just 11.4% of immigrants who entered Canada from 1996 to 2001 owned their homes, compared with 41.3% in Vancouver.

2.4 Immigrants and the labour market

As in other large CMAs, recent immigrants to Montréal have had an increasingly difficult time in the labour market.

Recent immigrants have much lower employment rates than do Canadian-born residents, and immigrant employment rates have been falling in recent decades. According to the 2001 Census, only 60% of recent immigrants aged 25 to 54 were employed in that year, compared with 82.4% of the Canadian-born residents in the same age group. In the 1981 Census, the employment rate of immigrants aged 25 to 54 who had arrived in Canada between 1971 and 1981 was 72% in 1981, slightly higher than that of Canadian-born residents.

Although recent immigrants had high university attainment rates, the share of university-educated immigrants in low- or moderate-skilled jobs was high compared with Canadian-born university graduates in 2001. For example, among male university graduates aged 25 to 54, about 21% were employed in jobs requiring low or moderate skills, compared with less than 10% of the Canadian-born university graduates. Nevertheless, skill utilization was higher in Montréal than in Toronto or Vancouver, where about one-quarter of recent immigrants aged 25 to 54 with a university degree were employed in jobs requiring low or moderate skills.

Lastly, annual earnings of recent immigrants are also low compared with Canadian-born residents. Like the employment rate, earnings also declined across successive cohorts. In 2000, a recent immigrant aged 25 to 54 employed full-year, full-time earned an average $31,000 per year, compared with $43,900 among the Canadian-born workers in the same age group. Moreover, in 1980, an immigrant who arrived between 1971 and 1981 earned $39,400, which was 27% more than immigrants of the next decade. These conclusions hold even after accounting for other characteristics such as education.

2.5 Aboriginal People

Montréal reported 11,085 Aboriginal People in the 2001 Census, giving it the smallest Aboriginal population of the 3 largest CMAs. Aboriginals made up less than 0.3% of the population. Notably, these counts exclude the Kahnawake reserve, which was within Montréal CMA boundaries but did not participate in the 2001 Census.

As in other CMAs, important gaps are evident in socio-economic indicators between the Aboriginal and non-Aboriginal population:

- the Aboriginal employment rate in Montréal was 68.8% in 2001, compared with 79.3% among non-Aboriginals
- median employment income for all Aboriginal workers was $20,033 in 2000, compared with $25,216 among non-Aboriginals
- Aboriginal People in Montréal received 17% of their income from government transfers in 2000, compared with 12% among non-Aboriginals

- 38% of Aboriginal children lived in lone-parent families in 2001, compared with 20% of non-Aboriginal children
- the low-income rate among Aboriginal People was 35.5% in 2000, compared with 21.3% among non-Aboriginals.

2.6 Income and low income

The questions of income and low income remain central to understanding conditions in Canadian CMAs. The basic questions to ask are:

- What is the median standard of economic well-being in the CMA?
- Is there evidence of a widening gap between the rich and poor?
- What groups are at risk of exclusion based on having too little income?

The economic well-being of the typical Montréal family has recovered in recent years after steadily falling for at least two decades. Median after-tax income of an economic family of two persons or more fell from $50,200 in 1980 to a low of $41,600 in 1993. It turned around and rose steadily throughout the 2000s and reached $49,100 by 2004, on par with levels seen in the early 1980s.

Of course, not all families necessarily benefit equally from economic booms. For example, the share of families with after-tax income of less than $20,000 has remained more or less steady since 1980 at about 9%. However, the after-tax low-income rate has shown strong signs of improvement: it has fallen steadily since its high of 26.7% in 1997. By 2004, it was 13.7%, lower than at any point since 1980, when this statistic first becomes available for Montréal. The low-income rate among children in 2004, 13.5%, rests near a 25-year low point (which was marked in 2004).

While these gains among low-income families were quite important, the fastest growing income group in the 2000s was composed of families earning $80,000 or more. Throughout the 1980s, about 13% to 15% of economic families with two or more persons earned after-tax incomes of $80,000 or more. This fell to 10% for most of the early 1990s, but by 2001 to 2004 about 20% of families had an income greater than $80,000. This fast growth among economic families at the top of the income distribution reflects increasing economic inequality among families.

Most of this recent rise in income in Montréal has taken place since 2000, and so data from the 2001 Census do not reflect this trend. The census does not collect information on income taxes, so census-based income statistics are only available on a before-tax basis. Nevertheless, the census remains the best and most accurate source of data for understanding economic conditions among certain sub-populations in the CMA. The 2001 Census shows that low-income rates were much higher among certain groups.

For example, the before-tax low-income rate was 45.6% among recent immigrants in Montréal, compared with 21.4% in the CMA as a whole. However, because there were fewer recent immigrants in Montréal, immigrants made up a much smaller share of the low-income population in Montréal than they did in Toronto or Vancouver. The low-income rate was also higher among Aboriginal People (35.5%) and lone-parent families (47.9%). Results from the 2006 Census will shed some light on how much these groups have gained from the more recent income growth.

The census also remains the best source for understanding the geographic location of low-income persons. We know that some central cities of Canadian CMAs have not grown as fast as the suburbs, and some have lost population. This raises the question of whether low income has become concentrated in the downtown cores of Canadian cities as it has in some U.S. cities.

In fact, Canadian CMAs are diverse in this regard. Montréal is one example of a CMA that has several distinct clusters of low-income neighbourhoods surrounding a relatively affluent downtown (Figure 4). Furthermore, what were once low-income neighbourhoods in the downtown core are being redeveloped, and the number of these neighbourhoods found in the downtown core is being reduced. In Montréal, for example, the Plateau Mont-Royal was one of two areas with low-income rates greater than 40% in 1980, but not in 2000. The other was Old Montréal—the site of many new condominium developments. At the same time, three clusters of low-income neighbourhoods farther from the city centre grew over this period: Hochelaga-Maisonneuve in the east end, Côte-des-Neiges and Park Extension.

2.7 Getting to work

Modest population growth in Montréal has meant that it has not yet seen an expansion of suburban employment growth to the same extent as was the case in Toronto. Between 1996 and 2001 Montréal added 70,600 jobs within 15 km of the city centre, compared to 63,800 beyond 15 km.

But like the other large CMAs, Montréal faces challenges getting people to work on public transit when their jobs are outside the city core. While 54.9% of the 269,000 workers commuting to the central business district took public transit, only 15.0% of the 196,000 workers commuting to the business area located around Pierre Elliot Trudeau Airport did so. The majority of the rest drove.

Chapter 3

Vancouver

3.1 Population growth

With a population of 2,208,333 in 2005, Vancouver is the 3rd largest census metropolitan area in Canada; nearly double the size of the 4th largest, Ottawa–Gatineau (Table 3). The CMA comprises 25 municipalities, the largest being Vancouver and Surrey. Vancouver's average annual growth rate was 2.3% from 1986 to 2005 which placed it first in growth rate among the three largest CMAs. However, growth slowed to an average of 1.6% per year from 2000 to 2005, slightly slower than Toronto's growth over the same period. Vancouver has a long history of growth from inter- and intra-provincial migration, but a slow economy, mainly in the 1990s, coupled with the economic boom in Alberta, and the draw of Vancouver's neighbouring CMA, Abbotsford, has made Vancouver a net population loser to other areas in Canada in recent years.

Vancouver's main source of population growth was from immigration, according to the 2001 Census, and 38% of Vancouver residents were immigrants in that year. The influence of immigration is such that it is projected that, by 2017, 44% of Vancouver's population will be immigrants, and 49% will be visible minorities—up from 36% in 2001.

3.2 Growth in the core, and the suburbs

Vancouver stands out among the three largest CMAs as having the fastest population growth in the downtown core. Vancouver had 18.6% population growth in areas within five kilometres of the city centre, compared to 9.4% in Toronto and 0.8% in Montréal. Expansion of condominiums in the city centre, and the restraining influence of the mountains are two factors that may have contributed to shifting growth towards the downtown in Vancouver. Nevertheless, population growth does extend beyond the CMA's boundaries, as indicated by the fast-growing CMA of Abbotsford. In fact, about one-third of Abbotsford's workforce commutes to work in Vancouver, traveling an average of 35 km each way, daily.

While population growth appears relatively balanced between the suburbs and downtown, employment growth in Vancouver has, like in other large CMAs, favoured the suburbs. Between 1996 and 2001, 32,000 jobs were created within 15 kilometres of the city centre compared to 41,000 in areas beyond 15 km from the city centre. One issue that arises from fast suburban employment growth is how workers will commute to these decentralised locations. While 25% of workers employed within 5 km of the city centre commuted by public transit in 2001, less than 10% of those employed more than 15km from the city centre did so. (Both of these percentages are likely understated due to the 2001 transit strike in Vancouver.) Given that future employment growth is likely to have a similar decentralised pattern, this creates a challenge for the provision of public transit services.

3.3 Labour markets

At 1.2 million workers, Vancouver's labour market is the 3rd largest in Canada. Growing at 2.2% per year (about 22,500 workers), it was the fastest growing labour market of the 3 largest CMAs between 1986 and 2005. With a 2005 unemployment rate of 5.7%, Vancouver had the highest unemployment rate of all western CMAs. However, Vancouver's unemployment rate has been falling steadily since its recent high

point of 7.7% in 2001. Unemployment in 2005 was lower than at any point since comparable unemployment rates became available in 1986. The unemployment rate in Vancouver was in 2005 as low as in the pre 1981/1982 recession.

Vancouver's employment rate has climbed steadily to 63.3% in 2005, since its most recent low point in 1998. Vancouver's employment rate is slightly ahead of Montréal's, but slightly behind Toronto's. However, the share of workers working full-year, full-time in 2000 was 51.9%, compared with 55.7% in Montréal and 58.4% in Toronto.

While employment was strong, earnings showed signs of weakness, at least until 2000. From 1980 to 2000, median earnings of full-year, full-time workers in Vancouver fell by $1,400 to $39,400. In 1980, median earnings were higher in Vancouver than Toronto, but this was reversed by 2000.

An improvement in employment and unemployment, and relative stability in median earnings, hides the fact that some people found labour markets increasingly difficult. For example, median earnings of women employed full-year, full-time rose 16%, but those of men working full-year, full-time fell 9%. Earnings at the 10th percentile fell 25% from 1980 to 2000, the steepest decline among the three largest CMAs. Meanwhile earnings at the 90th percentile rose 5.3% over the same period, reflecting a widening gap between high and low income earners.

Among Vancouver workers aged 25 to 34, earnings fell 11.7%, but only by 3.7% among those aged 45 to 54, indicating a worsening outcome for young workers. Earnings in Vancouver also fell farther for high school-educated workers than they did for university-educated workers: in Montréal and Toronto, earnings losses were about equal for both. Recent immigrants have also fallen behind in the labour market.

3.4 Immigration

Like the other large CMAs, Vancouver's population was strongly driven by immigration from 1987 to 2005. Vancouver received an average of 31,000 immigrants per year, contributing nearly 1.5 percentage points (net) to the 2.2% overall growth. This contribution to CMA growth was second only to Toronto in terms of percentage contribution to population growth. The remainder of Vancouver's growth was made up of natural increase and a modest gain of migrants from other regions of Canada. By 2001, about 38% of Vancouver's population were immigrants, and nearly one in five Vancouver residents were recent immigrants.

While immigration is an important source of population growth in all three large CMAs, there are important inter-CMA differences in immigrant source countries. Compared with Montréal and Toronto, immigrants arriving in Vancouver from 1991 to 2001 were much more likely to be of East Asian origin. East Asian immigrants comprised 51% of Vancouver immigrants over this period, compared with 21.5% in Toronto and 9.2% in Montréal. Vancouver immigrants in this period were from a much less diverse set of countries: the top five accounted for 62.3% of all immigrants, compared with 41.3% in Toronto and 29.5% in Montréal. Vancouver's top five source countries were: China, 18%; Hong Kong, 15.1%; Taiwan, 11.8%; India, 9.4%; and the Philippines, 8.0%. The dominance of China (and Hong Kong) as the largest source country of immigrants in Vancouver likely reflects upon the fact that Vancouver immigrants are also disproportionately in the economic class, and less likely to be in the refugee class, compared with Toronto or Montréal.

While first generation immigrants comprise a large share of the population, the impact of immigration is even larger when one considers the share of the population with close ties to immigration—those of the second generation, or children of immigrants. In Vancouver nearly two thirds of residents were either immigrants themselves, or were the children of immigrants.

Some other facts about recent immigrants in Vancouver:

- 73% mainly use a language other than English or French in the home (compared with 64% in Toronto)
- 37% of those aged 25 to 54 have a university degree (compared with 25% of Canadian-born residents)
- In Vancouver, about one in four children aged 0 to 17 is an immigrant or the Canadian-born child of recent immigrants
- Up to three-quarters of these children reside in households where neither English nor French is the language used most often by the parents
- Older recent immigrants are more likely to attend school than Canadian-born residents of similar age
- Recent immigrants in Vancouver are twice as likely to use public transit in their daily commute as Canadian-born residents
- Immigration has strongly shifted away from traditional source countries in Europe and North America
- Fully 41.3% of recent immigrants (who immigrated between 1996 and 2001) lived in owned accommodation in 2001, compared with 33.2% in Toronto and 11.4% in Montréal.

3.5 Immigrants and the labour market

Immigrants have high levels of education, and contribute significantly to the human capital pool available in the CMA. Despite this high level of education, immigrants have fallen behind in the labour market and many have fallen into low income.

Employment rates of recent immigrants are much lower than Canadian-born residents and have declined across successive cohorts. According to the 2001 Census, only 63% of recent immigrants aged 25 to 54 were employed in that year, compared with 83% of Canadian-born residents in the same age group. Moreover, the employment rate of recent immigrants in the 1981 Census was much higher. Immigrants aged 25 to 54 who arrived in Canada between 1971 and 1981 had employment rates of 78% in 1981, which was on par with Canadian-born residents in that year.

Although recent immigrants had high university attainment rates, the share of immigrants with a university education in low- or moderate-skilled jobs was high, compared with Canadian-born university graduates in 2001. For example, among male university graduates aged 25 to 54, about 25% were employed in jobs requiring low or moderate skills, compared with less than 12% of Canadian-born graduates.

In the past, immigrants to Canada started off with lower earnings than their Canadian-born counterparts, but with time and the accumulation of Canadian experience their earnings would catch up to the Canadian-born. Growing evidence shows, however, that more recent groups of arrivals have not fared as well. Male immigrants who arrived in Vancouver from 1995 to 1999 had earnings in their first years after arriving that were about 55% of those of comparable Canadian-born workers, indicating that they started off at a much lower level than past immigrants (Figure 5). If these recent immigrants are to catch up, their earnings will have to grow at a much faster rate than past immigrants' earnings did.

3.6 Aboriginal People

According to the 2001 Census, there were 36,860 Aboriginal People in Vancouver, giving it the largest Aboriginal population of the 3 largest CMAs, and the 3rd largest urban Aboriginal population, behind Winnipeg at 55,760 and Edmonton at 40,930.

The Aboriginal population is younger than the non-Aboriginal population. In Vancouver, 26.4% of Aboriginals were aged 0 to 14, compared with 17.4% of non-Aboriginals. And while education is recognized as being a key to success in life, the school attendance rate of Aboriginal People aged 15 to 24 was 15 percentage points lower than their non-Aboriginal counterparts.

As in other CMAs, important gaps between Aboriginal People and non-Aboriginals are evident in various socio-economic indicators. For example:

- the employment rate among Aboriginal People in Vancouver was 61.8% in 2001 compared with 78.2% among non-Aboriginals (Figure 6)
- median employment income for all Aboriginal workers (employed full- and part-time) was $20,038 compared with $27,836 among non-Aboriginals
- Aboriginal People in Vancouver received 17% of their income from government transfers compared with 10% among non-Aboriginals
- 43% of Aboriginal children live in lone-parent families compared with 16% of non-Aboriginal children
- the low-income rate among Aboriginal People was 40.9% compared with 19.0% among non-Aboriginals.

One other dimension in which urban Aboriginal People differ from other CMA residents is in their mobility—both in and out of the CMA, as well as between locations in the CMA. In 2001, 13% of Aboriginal People in Vancouver had moved into that CMA since 1996, and another 17% had moved out over the same period. Intra-CMA movement was also higher among Aboriginal People than others. High levels of mobility in the Aboriginal population place special pressures on service delivery agencies that face high turnover in their clientele. Furthermore, this mobility may lead to a less stable school environment for Aboriginal children.

3.7 Income and low income

Central to community life in urban centers is poverty and social inclusion. Quality of life in cities depends on its citizens being able to participate fully in society, which in part means having enough income to have a standard of living in line with societal norms. Inclusion implies that groups such as Aboriginal People, immigrants and lone parents are not left out.

While there are many dimensions of social inclusion, having enough income is one of the most important. The basic questions to ask are

- What is the median income in the CMA?
- Is there evidence of increasing polarization between the rich and poor?
- Are some groups being left behind?

In Vancouver, median income dropped through much of the 1990s, but by 2004 it had returned to values comparable with those seen in the 1980s. The median income of an economic family with two or more persons was $54,800 in 2004, about the levels as were seen from 1983 to 1990. The share of families with less than $20,000 in after-tax income peaked in 1997 at 13.1%, but has fallen steadily since reaching 8.1% in 2004. The share of families with more than $80,000 in after-tax income has been rising steadily since the mid 1980s, and was 25.3% in 2004, reflecting increasing after-tax income inequality in Vancouver.

In recent years, Vancouver has had a persistently high after-tax low-income rate. While the 2004 rate of 17% is an improvement from the high point of 21.1% observed in 1996, it is still higher than the rate seen in most years before 1990—even though the unemployment rate in Vancouver is at the lowest level seen since 1980.

As was the case with Montréal and Toronto, income trends have developed a good deal since the 2001 Census. The census only collects income on a before-tax basis, making trends observed with census data partly incomplete. Nevertheless, the census remains the best source of data for gauging conditions among sub-populations, or for small geographical areas—such as like neighbourhoods. The 2001 Census shows strongly that certain groups, like immigrants, Aboriginal People and lone-parent families, had low-income rates that were much higher than Vancouver overall. For example, the before-tax low-income rate among recent immigrants in Vancouver was 37.2%, compared with 19.4% in the CMA as a whole. Aboriginal People's low-income rate was 40.9%, and lone-parent families' was 43.8%. Results from the 2006 Census will shed some light on how much these groups have gained from more recent income growth.

We know that trends in low income among recent immigrants have played an important role in understanding low-income rates in Vancouver up to 2000. Since 1981, the censuses have shown a steadily rising low-income rate among recent immigrants and relatively stable low-income rate among others. Overall, Vancouver incurred the largest increase in low-income rate of all 27 CMAs from 1980 to 2000. Virtually all the increase in low income in Vancouver was concentrated in the population of recent immigrants. In 2000, 37.2% of all recent immigrants were in low income (before-tax), which is more than double the proportion of 16.3% two decades earlier.

The census data also show where the low-income neighbourhoods are found in Vancouver. It is a fairly standard practice to define a low-income neighbourhood as one with a low-income rate that is greater than 40%. Compared with other metropolitan areas, Vancouver had relatively few neighbourhoods with a low-income rate this high in 2000. One large cluster of low-income neighbourhoods was located on the Lower Eastside, centred on Hastings Street. Two smaller clusters were located near New Westminster and in North Surrey.

Conclusion

In recent years there has been a steady rise in the appetite for statistical information at the local or city level. The Trends and Conditions in Census Metropolitan Areas Series has sought to partially fill this demand by providing substantial statistical and textual analysis for Canada's largest urban areas. This paper in particular provides a statistical summary of major socio-economic developments in the largest CMAs: Toronto, Montréal and Vancouver.

It remains important that future work continue to develop more comprehensive portraits of Canada's metropolitan areas, especially in light of the increased attention being given to the health of communities. Certainly the 2006 Census will represent a very rich data source with which information will be brought up to date and further enriched. In addition, data from certain administrative sources and special community-based surveys have, in recent years, allowed much more dissemination of information for smaller geographic areas. Ongoing work in the public infrastructure, fiscal situation and natural environment areas will also lead to further insights on a local level. Future work could seek to integrate these subject matter areas more than has been done up to now, in order to build more comprehensive statistical portraits of metropolitan areas than those offered in this paper.

Finally, while the present report deals with only the three largest CMAs, there is likely demand for similar reports for other CMAs, and also for the municipalities that comprise the CMAs. There is also need to consider our understanding of communities more generally by extending analysis to include smaller cities as well as rural and remote places. These extensions could lead to a more complete picture of where Canadians live, and provide useful tools for policy makers, urban planners, and others interested in the health of cities and communities.

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Table 1 Toronto

Population (2005) : 5,304,090
Annual population growth (1986 to 2005): 2.1%
% foreign-born population (2001): 43.7%
% population who immigrated between 1991 and 2001 (as of 2001): 17%
% of 1991 to 2001 immigrants who resided in Toronto in 2001: 43.3%
% population who are Aboriginal People (2001): 0.4%

Employment and unemployment	2005	2004	2000	1989
Unemployment rate (%)	7.0	7.5	5.5	3.9
Employment rate (%)	64.5	64.7	64.9	69.8
Employment rate, men only (%)	70.5	70.7	71.1	78.5
Employment rate, women only (%)	58.9	58.8	58.9	61.5

Annual earnings of full-year, full-time workers (in $2000)	2000	1990	1980
All (Median)	40,000	38,200	38,000
Men (Median)	44,000	44,500	45,000
Women (Median)	35,000	32,500	29,000
All (10th percentile)	15,000	17,300	18,400
All (90th percentile)	83,500	74,600	71,800

Labour market outcomes of immigrants (age 25 to 54)	Employment rate	Annual earnings of full-year full-time workers (average, in $2000)		
	2001 (%)	2000	1990	1980
Immigrants				
1 to 10 years in Canada (recent immigrants)	71.3	36,700	36,400	36,300
11 to 20 years in Canada	81.5	47,700	43,000	41,300
20 or more years in Canada	83.1	52,100	50,100	45,800
Canadian-born	85.6	58,400	51,100	48,300

Labour market outcomes of Aboriginal People	2001	As a percentage of non-Aboriginal outcome
Employment rate (age 25 to 54)	74.1	91%
Annual earnings (all workers, age 15+, in $2000)	26,000	87%

Family income of economic families with 2+ members (in $2004)	2004	2000 to 2004 average	1995 to 1999 average	1985 to 1989 average
Median ($)	62,800	63,860	57,840	60,620
share with less then $20,000	5.7	5.4	6.1	4.3
share with $20,000 to $39,999	19.9	18.5	23.0	18.9
share with 40,000 to $80,000	40.8	42.3	43.2	48.1
share with $80,000+	33.6	33.9	27.7	28.7

Low-income after-tax	2004	2000 to 2004 average	1995 to 1999 average	1985 to 1989 average
Percentage- all persons	12.4	11.9	14.8	10.1
Percentage- children less than 18	16.6	14.4	18.6	11.8

Low-income before-tax among selected groups	2000	1990	1980
All persons	15.1	13.3	15.3
Recent immigrants	28.1	23.7	20.6
Aboriginal People	26.9		
Lone parents	40.7		48.2

.. not applicable

Sources: Population: Annual population growth: Statistics Canada, Cansim. "% foreign-born population, "% population who immigrated between 1991 and 2001, "% of 1991 to 2001 immigrants who resided in Toronto in 2001, "% population who are Aboriginal People: 2001 Census of Canada. Employment and Unemployment: Labour Force Historical Review, 2005. Annual earnings of full-year, full-time workers: Statistics Canada Catalogue no. 89-613-MIE — No. 006. Labour market outcomes of immigrants: Statistics Canada Catalogue no. 89-613-MIE — No. 006 and Census of Canada, 1981, 1991 and 2001. Labour market outcomes of Aboriginal People: Statistics Canada Catalogue no. 89-613-MIE — No. 008. Family income of economic families with 2+ members and Low-income after-tax: Income in Canada, 2004. Low-income before-tax among "at-risk" groups: Statistics Canada Catalogue no. 89-613-MIE — No. 001.

Table 2 Montréal

Population (2005) : 3,635,733
Annual population growth (1986 to 2005): 0.8%
% foreign-born population (2001): 18.4%
% population who immigrated between 1991 and 2001 (as of 2001): 6.4%
% of 1991 to 2001 immigrants who resided in Montréal in 2001: 11.8%
% population who are Aboriginal People (2001): 0.3%

Employment and unemployment	2005	2004	2000	1989
Unemployment rate (%)	8.7	8.7	7.8	9.5
Employment rate (%)	61.5	61.6	60.1	60.3
Employment rate, men only (%)	66.1	66.5	66.2	70.2
Employment rate, women only (%)	57.1	56.9	54.3	51.1

Annual earnings of full-year, full-time workers (in $2000)	2000	1990	1980
All (Median)	35,000	35,100	35,900
Men (Median)	39,000	40,000	41,100
Women (Median)	30,000	29,100	27,900
All (10th percentile)	13,600	14,500	17,300
All (90th percentile)	70,000	66,600	65,600

Labour market outcomes of immigrants (age 25 to 54)	Employment rate	Annual earnings of full-year full-time workers (average, in $2000)		
	2001 (%)	2000	1990	1980
Immigrants				
1 to 10 years in Canada (recent immigrants)	60.3	31,000	30,000	39,400
11 to 20 years in Canada	71.8	34,400	38,100	42,000
20 or more years in Canada	78.2	42,800	42,700	43,900
Canadian-born	82.4	43,900	42,200	44,500

Labour market outcomes of Aboriginal People	2001	As a percentage of non-Aboriginal outcome
Employment rate (age 25 to 54)	68.8	87%
Annual earnings (all workers, age 15+, in $2000)	20,033	79%

Family income of economic families with 2+ members (in $2004)	2004	2000 to 2004 average	1995 to 1999 average	1985 to 1989 average
Median	49,100	48,480	44,260	48,160
share with less then $20,000	6.7	8.1	10.7	8.7
share with $20,000 to $39,999	28.1	28.6	33.0	27.2
share with 40,000 to $80,000	45.6	43.9	43.9	49.5
share with $80,000+	19.7	19.5	12.4	14.6

Low-income after-tax	2004	2000 to 2004 average	1995 to 1999 average	1985 to 1989 average
Percentage- all persons	13.7	16.5	24.0	18.1
Percentage- children less than 18	13.5	16.6	28.2	19.8

Low-income before-tax among selected groups	2000	1990	1980
All persons	21.4	21.2	21.6
Recent immigrants	45.6	45.1	33.6
Aboriginal People	35.5		
Lone parents	47.9		57.9

.. not applicable

Sources: Population, Annual population growth: Statistics Canada, Cansim. % foreign-born population, % population who immigrated between 1991 and 2001, % of 1991 to 2001 immigrants who resided in Montreal in 2001, % population who are Aboriginal People: 2001 Census of Canada. Employment and Unemployment, Labour Force Historical Review, 2005. Annual earnings of full-year, full-time workers: Statistics Canada Catalogue no. 89-613-MIE — No. 006. Labour market outcomes of immigrants, Statistics Canada Catalogue no. 89-613-MIE — No. 006 and Census of Canada, 1981, 1991 and 2001. Labour market outcomes of Aboriginal People: Statistics Canada Catalogue no. 89-613-MIE — No. 008. Family income of economic families with 2+ members and Low-income after-tax: Income in Canada, 2004. Low-income before-tax among "at-risk" groups Statistics Canada Catalogue no. 89-613-MIE — No. 001.

Table 3 Vancouver

Population (2005) : 2,208,333
Annual population growth (1986 to 2005): 2.3%
% foreign-born population (2001): 37.5%
% population who immigrated between 1991 and 2001 (as of 2001): 16.5%
% of 1991 to 2001 immigrants who resided in Vancouver in 2001: 17.7%
% population who are Aboriginal People (2001): 1.9%

Employment and unemployment	2005	2004	2000	1989
Unemployment rate (%)	5.7	6.7	5.8	7.4
Employment rate (%)	63.3	63.1	62.1	63.5
Employment rate, men only (%)	68.4	67.6	67.1	72.5
Employment rate, women only (%)	58.3	58.6	57.2	54.8

Annual earnings of full-year, full-time workers (in $2000)	2000	1990	1980
All (Median)	39,400	37,300	40,800
Men (Median)	43,000	44,400	47,200
Women (Median)	35,000	30,900	30,200
All (10th percentile)	14,600	14,900	19,400
All (90th percentile)	76,000	73,400	72,200

Labour market outcomes of immigrants (age 25 to 54)	Employment rate	Annual earnings of full-year full-time workers (average, in $2000)		
	2001 (%)	2000	1990	1980
Immigrants				
1 to 10 years in Canada (recent immigrants)	63.4	35,000	33,900	41,100
11 to 20 years in Canada	77.2	39,900	41,500	48,600
20 or more years in Canada	82.0	48,100	48,700	51,800
Canadian-born	83.0	51,300	46,600	50,100

Labour market outcomes of Aboriginal People	2001	As a percentage of non-Aboriginal outcome
Employment rate (age 25 to 54)	61.8	79%
Annual earnings (all workers, age 15+, in $2000)	20,038	71%

Family income of economic families with 2+ members (in $2004)	2004	2000 to 2004 average	1995 to 1999 average	1985 to 1989 average
Median	54,800	56,760	53,880	54,860
share with less then $20,000	8.1	9.0	11.2	6.6
share with $20,000 to $39,999	22.5	21.6	21.9	22.5
share with 40,000 to $80,000	44.4	43.2	44.0	51.0
share with $80,000+	25.3	26.3	22.9	19.7

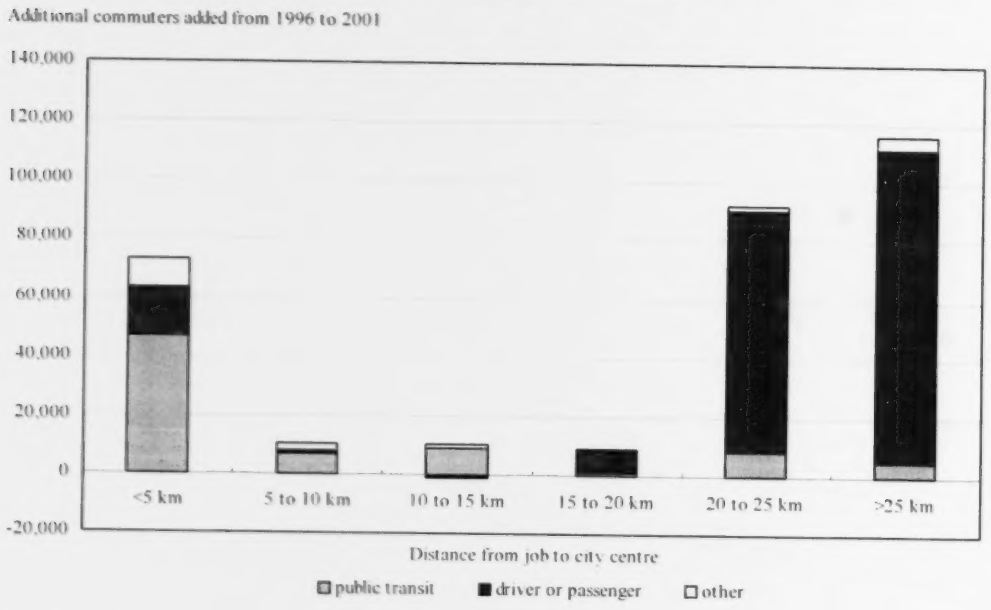
Low-income after-tax	2004	2000 to 2004 average	1995 to 1999 average	1985 to 1989 average
Percentage- all persons	17.0	17.3	19.8	14.6
Percentage- children less than 18	22.2	18.8	20.5	16.1

Low-income before-tax among selected groups	2000	1990	1980
All persons	19.4	16.4	16.0
Recent immigrants	37.2	26.9	16.3
Aboriginal People	40.9		
Lone parents	43.8		45.6

.. not applicable

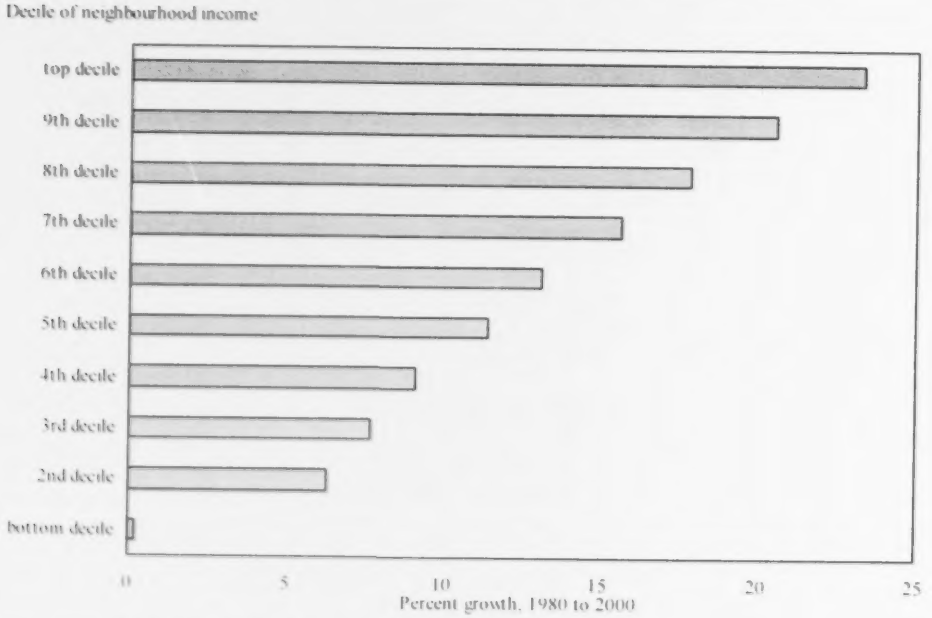
Sources: Population, Annual population growth: Statistics Canada, Cansim. % foreign-born population, % population who immigrated between 1991 and 2001, % of 1991 to 2001 immigrants who resided in Vancouver in 2001, % population who are Aboriginal People: 2001 Census of Canada. Employment and Unemployment, Labour Force Historical Review, 2005. Annual earnings of full-year, full-time workers: Statistics Canada Catalogue no. 89-613-MIE — No. 006. Labour market outcomes of immigrants: Statistics Canada Catalogue no. 89-613-MIE — No. 006 and Census of Canada, 1981, 1991 and 2001. Labour market outcomes of Aboriginal People: Statistics Canada Catalogue no. 89-613-MIE — No. 008. Family income of economic families with 2+ members and Low-income after-tax: Income in Canada, 2004. Low-income before-tax among "at-risk" groups: Statistics Canada Catalogue no. 89-613-MIE — No. 001.

Figure 1 In Toronto, 208,000 more commuters were destined for jobs 20 km or more from the centre of the Census Metropolitan Area in 2001 than in 1996; virtually all drove



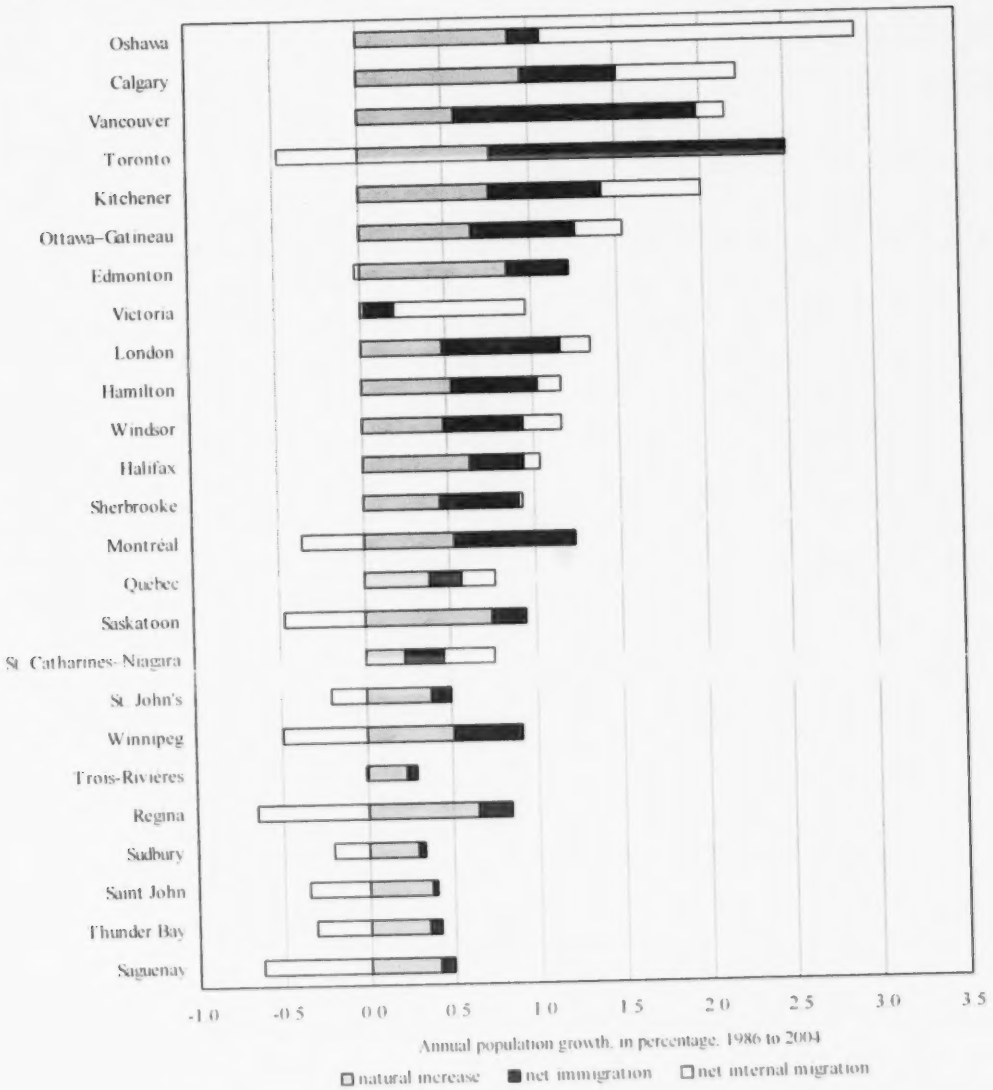
Source: Statistics Canada, Heisz and Larochelle-Côté (2005).

Figure 2 The gap between low- and high-income neighbourhoods has widened, Toronto



Source: Statistics Canada, Heisz and McLeod (2004).

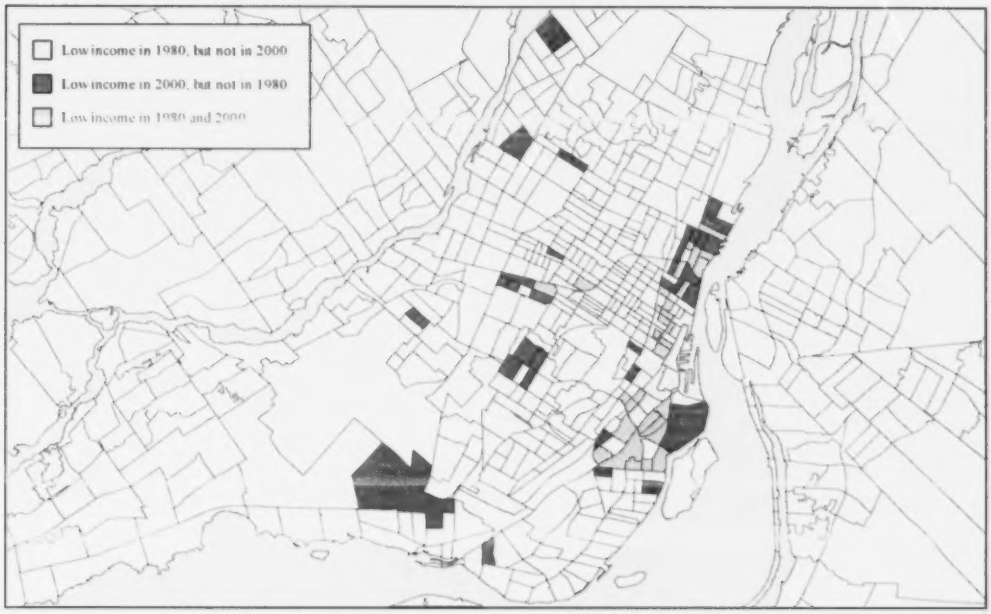
Figure 3 Montréal gets less population growth from immigration than Toronto or Vancouver



Source: Statistics Canada; Hetsz (2005).

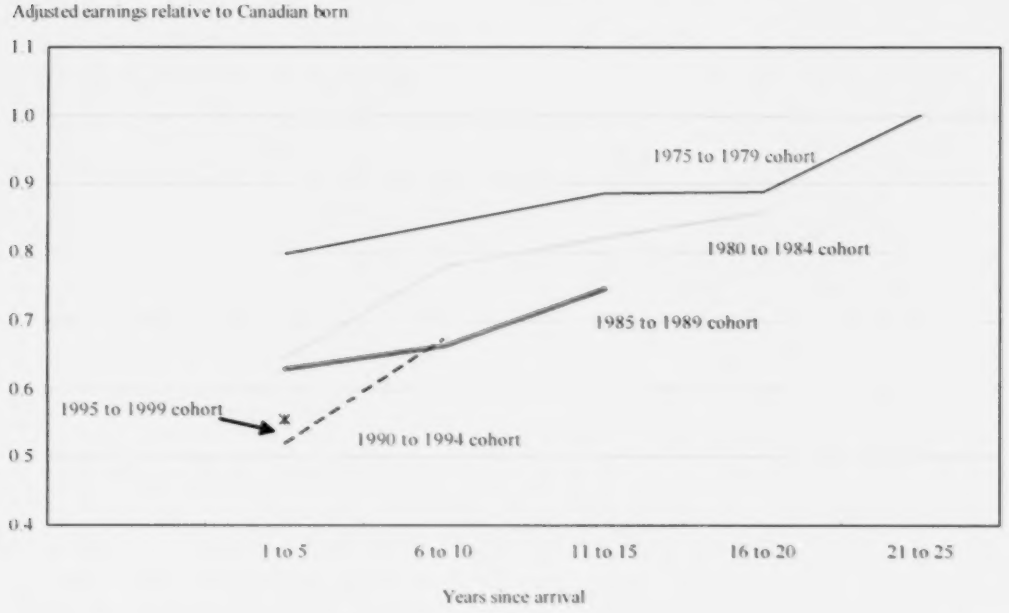
Figure 4 Low-income neighbourhoods have shifted away from the Plateau in Montréal

Low income neighbourhoods in Montréal, 1980 to 2000



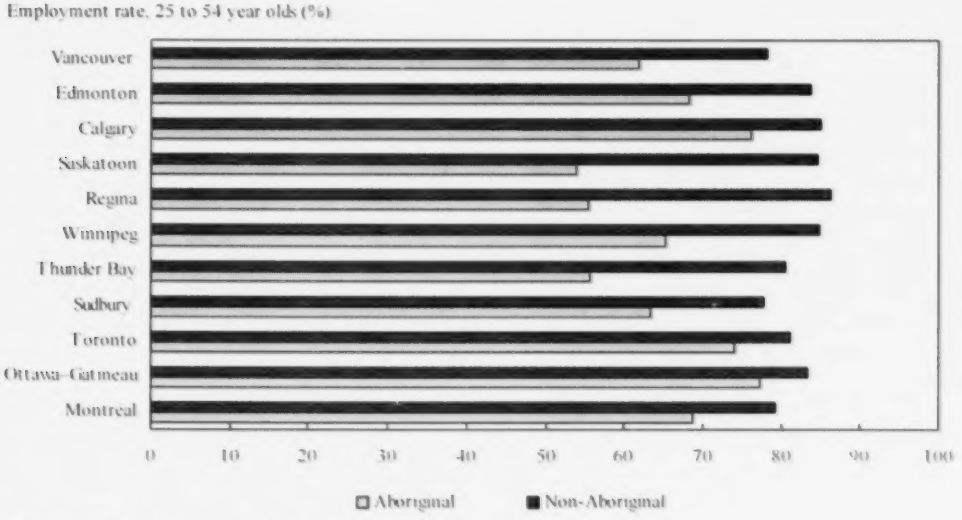
Source: Statistics Canada, Hertz and McLeod (2004).

Figure 5 Earnings have fallen across successive cohorts of immigrants, Vancouver



Source: Statistics Canada, 1981, 1986, 1991, 1996 and 2001 censuses.

Figure 6 Employment rates are low for Aboriginal People in Vancouver, especially compared to other large Census Metropolitan Areas



Source: Statistics Canada, Siggner and Costa (2005).